

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		WATERMILL PL, ARLINGTON

OWNERSHIP

OWNERSHIP		Unit #:	502
Owner 1:	YEE NORMAN N		
Owner 2:			
Owner 3:			
Street 1:	1 WATERMILL PL #502		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	ALLAIN STEVEN R -		
Owner 2:	-		
Street 1:	1 WATERMILL PL #502		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02476		

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1988, having primarily Brick Veneer Exterior and 703 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R7	APTS MED		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO		Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	403,600			403,600
Total Card	0.000	403,600			403,600
Total Parcel	0.000	403,600			403,600
Source: Market Adj Cost		Total Value per SQ unit /Card:		574.11	/Parcel: 574.

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	403,600	0	.		403,600		Year end	12/23/2021
2021	102	FV	398,200	0	.		398,200		Year End Roll	12/10/2020
2020	102	FV	387,400	0	.		387,400	387,400	Year End Roll	12/18/2019
2019	102	FV	335,000	0	.		335,000	335,000	Year End Roll	1/3/2019
2018	102	FV	280,800	0	.		280,800	280,800	Year End Roll	12/20/2017
2017	102	FV	262,800	0	.		262,800	262,800	Year End Roll	1/3/2017
2016	102	FV	262,800	0	.		262,800	262,800	Year End	1/4/2016
2015	102	FV	239,400	0	.		239,400	239,400	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

[illegible]

CONFIRMATION OF VISIT NOT DATA _____

Spec Land	J Code	Fact	Use Value	Notes

Credit		Total:	
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2023

Date	Time
12/30/21	01:43:47

LAST REV	
Date	Time
10/02/19	14:47:5

19/02/19	11/11/19
apro	
5156	



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	153791
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

My	Name
M	D Mann
9	PATRIOT
7	PATRIOT

Type:	7	- Condo Garden	
Sty Ht:	1	- 1 Story	
(Liv) Units:	1	Total:	1
Foundation:	1	- Concrete	
Frame:	1	- Wood	
Prime Wall:	8	- Brick Veneer	
Sec Wall:	6	- Stucco	10%
Roof Struct:	4	- Flat	
Roof Cover:	4	- Tar & Gravel	
Color:	BRICK		
View / Desir:	1	- 1 Bed	

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

[illegible]

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1988	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES		
Kits:	1	Rating: Average
A Kits:		Rating:
Frpl:		Rating:
WSFlue:		Rating:

CONDO INFORMATION

Location:	R - Rear
Total Units:	
Floor:	5 - 5th Floor
% Own:	0.904900014
Name:	25 - 6040

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals		RM	3			BR	1		Baths	1		HB 1

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	E - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	6 - Elec Base/B		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION		
Phys Cond:	GD - Good	14. %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	14.9 %

CALC SUMMARY

Basic \$ / SQ:	325.00
Size Adj.:	1.35348511
Const Adj.:	0.85937899
Adj \$ / SQ:	378.026
Other Features:	40246
Grade Factor:	1.00
NBHD Inf:	1.54999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	474297
Depreciation:	70670
Depreciated Total:	403627

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No	Unit	RMS	BRS	FL
1		3	1	0
Totals				
1		3	1	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	585.94	
Special Features:	0	Val/Su Net:	574.11	
Final Total:	403600	Val/Su SzAd	574.11	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	703	378.030	265,751
Net Sketched Area:		703	Total:	265,751
Size Ad	703 Gross Area		703 FinArea	703

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
2						
2						
3						

IMAGE

